

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		JOHNSON RD, ARLINGTON

## OWNERSHIP

Owner 1:	PEDERSEN ANNE			
Owner 2:				
Owner 3:				
Street 1:	22 JOHNSON RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	STRELOW JANE -		
Owner 2:	PEDERSEN ANNE -		
Street 1:	22 JOHNSON ROAD UNIT 2		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Wood Shingle Exterior and 2502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

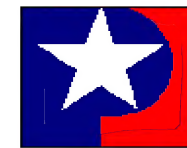
Total Card /

Total Parcel

**663,800**

**663,800**

**663,800**



**Patriot**  
Properties Inc.

## USER DEFINED

	Prior Id # 1:	42590
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	660,500	3,300		663,800		210108
							GIS Ref
							GIS Ref
Total Card	0.000	660,500	3,300		663,800	Entered Lot Size	GIS Ref
Total Parcel	0.000	660,500	3,300		663,800	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		265.31	/Parcel: 265.31	Land Unit Type:	02/02/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	660,500	3300	.		663,800		Year end	12/23/2021
2021	102	FV	640,600	3300	.		643,900		Year End Roll	12/10/2020
2020	102	FV	630,700	3300	.		634,000	634,000	Year End Roll	12/18/2019
2019	102	FV	580,600	3300	.		583,900	583,900	Year End Roll	1/3/2019
2018	102	FV	512,500	3300	.		515,800	515,800	Year End Roll	12/20/2017
2017	102	FV	466,400	3300	.		469,700	469,700	Year End Roll	1/3/2017
2016	102	FV	466,400	3300	.		469,700	469,700	Year End	1/4/2016
2015	102	FV	430,300	3300	.		433,600	433,600	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

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Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	1999 CONDO CONVERSION.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1929	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	51.400001526
Name:	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		25 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	31.00%
Functional:		0.00%
Economic:		0.00%
Special:		0.00%
Override:		0.00%
	<b>Total:</b>	<b>31.00%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.06966424
Const Adj.:	0.97757620
Adj \$ / SQ:	318.932
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	957239
Depreciation:	296744
Depreciated Total:	660495

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	350.83	
Special Features:	0	Val/Su Net:	263.99	
Final Total:	660500	Val/Su SzAd	263.99	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,502	318.930	797,968
Net Sketched Area:		2,502	Total:	797,968
Size Ad	2502 Gross Area	2502	FinArea	2502

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
68						
68						
02						

**MOBILE HOME**      Make:      Model:      Serial #      Year:      Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 066.A-0007-0002.0

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

